

**CITY OF LIVONIA
PUBLIC HEARING**

Minutes of Meeting Held on Monday, May 13, 2024

A Public Hearing of the Council of the City of Livonia was held at the Livonia City Hall Auditorium on May 13, 2024.

MEMBERS PRESENT: Brandon McCullough, President
Martha Ptashnik, Vice President
Carrie Budzinski
Rob Donovic
Jim Jolly
Scott Morgan

MEMBERS ABSENT: Laura M. Toy

OTHERS PRESENT: Eric Goldstein, Assistant City Attorney
Mark Taormina, Planning and Economic Development Director
Sara Kasproicz, Recording Secretary

The Public Hearing was called to order at 7:01 p.m. with Council President Brandon McCullough presiding. This item is regarding Petition 2024-03-01-02 submitted by Belaggio Homes Inc. under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19282, 19316 and 19358 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest ¼ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

This item will be moved to the Regular Meeting of **May 20, 2024**.

The Public Hearing is now open. There were approximately 11 persons in the audience.

McCullough Mr. Taormina.

Taormina Thank you. This petition involves three contiguous parcels along Newburgh Road. The north parcel, which is 19358 Newburgh is the largest of the three. It measures approximately one acre and has 211 feet of road frontage. This parcel does contain a residence as well as some accessory structures that would be removed if this rezoning is approved. The center parcel, 19316 Newburgh, is vacant and it measures 100 feet by 244 feet. The southernly parcel, 19282 Newburgh, also measures 100 by 240 feet. So, altogether, the site has 400 feet of frontage. Along Newburgh, the land area is 93,593 square feet, which is 2.15 acres. The current zoning RUF requires minimum lot size of 75 feet by 150 feet with a lot area of 15,000 square feet. The proposed N2 neighborhood zoning classification would lower this minimum land area requirement to 8,400 square feet per lot and a minimum lot width of 70 feet. If rezoned, this would allow for the division of the property into five conforming parcels.

There would be a sixth lot that would require nine additional feet from the parcel to the north. So, the next petition this evening is a companion petition. So, the two are working in concert with one another, whereby, the first petition would allow these five conforming lots, all seventy feet in width. The northerly lot would be stopped shy to 70 feet but with 9 feet added from the parcel to the north, would allow for six, 70-foot-wide lots of it areas would vary between 14,172 square feet and 17,150 square feet, all of which would be conforming to the N2 district requirements. Just to get you familiar with the area around here. To the north, are single family homes that are within the Willow Woods and the Fox Creek Meadows subdivisions, also to the east are homes within the same two subdivisions. To the south, is a commercial strip center and then across Newburgh Road, are residential properties also zoned RUF. Planning Commission did review this at their meeting a few weeks ago and recommending approval of the N2 district. Thank you.

McCullough Thank you, Mr. Taormina. I'm going to go to Council quickly and then the audience, Mr. Jolly?

Jolly Yeah, I want to go to the audience, but first, I just wanted to frame this a little bit. I recall a couple of years ago, and it could have been as many as like five years ago, I think before most, possibly most, of the people who are currently on the Council, we had a Rapid Response meeting in regards to these properties. And there was a proposal for a commercial, I think, doctor's office to be put there, do you recall that? It was proposed at a Rapid Response meeting and we talked about it, and I, to be honest with you at the time, I didn't like it because when you turn right on to Newburgh off Seven Mile there, it's got that certain kind of feeling, there is no commercial over there with the exception of the strip mall and the gas station and you know, the little boutique or whatever is there, a hair salon or whatever that is, but when you go a little bit further past the corner there it is residential all the way until you get to the golf course and you get to Greenmead. And I say that just because this is obviously a change and I want to preface this, this is a far better proposal in regards to what could be used with this property. And I think it's a higher and better use than something that would drag commercial further north on Newburgh. So, with that being said, that's the light I'm looking at this through. I'm looking at this as houses. It might be more houses that are currently there and have been there for the last 100 years plus and the current structure that's on there and what's on there. But it's a lot better than what could have been there, so, thank you.

McCullough Councilman Donovic.

Donovic Thank you, Mr. President. Yeah, my initial thoughts on this was quite an improvement from what I saw initially from the Planning Commission. I think before the Planning Commission, they talked about nine lots or ten, lots smaller allotments. Seeing the 70-foot lot widths, and they're fairly large in square footage and depth 245 feet deep. The other ones are 200

feet deep towards the north. I know there's a companion petition as well, but Bellagio Homes has made a long history in our community of good development, and I think this would be consistent and harmonious with the community. The two biggest things I wanted to see was that there were going to be 1. Sidewalks. I know at a recent Council meeting, there was some discussion about the extension of sidewalks and access to sidewalks and now we're talking about adding nine lots and we'd like to see sidewalks along Newburgh Road. To Councilman Jolly's point, and I would hate to see the continuation expansion of commercial when there's such a prevalence of residential here. I think it's a much better project as opposed to the traditional commercial. I would like to see sidewalks and just making sure there's some buffer trees. That'd be nice if we could keep some of the trees back there. I guess I'll wait for the petitioner to mention it, but all in all, I think this is really good. Thanks, Mr. President.

McCullough Thank you Councilman Donovic. Anybody else on Council before I go to the audience? Seeing none. I'm going to open it to the audience for item number one, if you would like to make a comment, please head to the podium. Name and address for the record and you have two minutes.

P. Riggio Patty Riggio, 37204 Bretton Drive. My husband and I live in Willow Woods subdivision, which backs, kind of backs up to this. I am the President of the HOA there. I'm getting lots of good feedback from the neighbors in the area, they are still a little concerned that it may be too many houses on that property. But I will say the lot sizes are comparable to the lot sizes that we currently live in. So, I think that that's very fair. Also, we, we really, really, really want sidewalks. So, please make sure the builders, that's part of the building process. Thank you.

R. Riggio I'd like to add. My name is Ron Riggio, I'm the husband. I think Jim Jolly hit it right on the head with residential. Residential mean kids. Residential means sidewalks for the kids, so they can ride their bikes up and down the sidewalk. So, I'd like to ask both builders while they're here to commit to putting sidewalks in. That's why I'm here. Thank you.

McCullough Thank you. Anybody else from the audience?

G. Pagnucco Hi, my name is Greg Pagnucco, this is my wife, Christine. We also live in the Willow Woods sub, four houses in from Newburgh. And we were concerned originally because we've been to several of the pre-meetings to this one about the amount of housing. We did here one time it was eight or nine, which seemed like excessive. Did I hear you correctly and now talking about five or six? I'm not sure when. It seems like a lot for that area. You have two homes there. Now I understand they're farm, the lots are large, but it seems like an awful lot for that space to me. But I'm very happy to hear about residential properties going in there as well. I will echo their comment about the sidewalks. But I do want to talk about the trees too. There's a lot of wooded area that kind of divides our backyards from not only Newburg Road but that whole section there if they wipe that out,

I'm afraid if we've rip out all the trees it's just gonna be completely open. We do have a buffer from Newburgh, even as far as we are.

C. Pagnucco And we're like the fourth house in Newburgh, so we're very conscious of how close the road is and even with some of the trees that have started to clear, we can already hear more of the traffic, a lot of the cars and stuff like that, just when we're out in our backyard. So, just concerned about that, you know, it would be nice if they would leave some of the trees. And, and again, just it would be very nice to have sidewalks along the road as well. And potentially a less number of houses if possible.

G. Pagnucco I'm not sure if within the previous meetings too, they talked about driveways going directly out to the Newburgh Road or some kind of an island or something where they come out to a smaller street and then come out to road, I'm not sure about that, either. But that would be a concern as well.

McCullough Thank you, I appreciate it. And what we'll end up doing is we're gonna bring the Petitioner on up and ask questions as well. But I appreciate you guys coming out. Anything further?

C. Pagnucco Well, my question too, is about how they're going to handle like the sewer and water, things like that, the hook ups, and that again, because we're so close to I don't want any...

McCullough I can somewhat attest to that. When it goes through the planning review process, there's calculations that go into it. So, they would have to submit data on the building application. And it's strenuous right now, especially with the new building codes. So, that's a good thing.

C. Pagnucco Okay, yeah, just concerned with some of the houses along the back with the golf course that had some flooding across recently. We are kinda low and I just don't want extra strain, we've had problems with flooding.

McCullough So thank you. Anything else from the audience? Seeing none, I'll go back to Council. Mr. Donovic.

Donovic Thank you, Mr. President. I'm okay with this petition. It meets all the requirements for N2. These are consistent sized lots, all 70-foot in width, I have no concerns about that. My biggest issue was just making sure about the sidewalks. Some initial discussions with the developers, they want to limit the amount of trees that are going to move anyways. The more trees they take down, the more money it costs. So, I think in the sense of reality, they're going to try to eliminate as many trees, I think that's a selling feature, as well, as is keeping as many trees as possible. There are also realities of construction and making sure that there's not trees too close to buildings, because those trees weaken and create an obstruction, so they have to come down. So, I have no issues, I'm gonna offer an approving, thank you, Mr. President.

McCullough Thank you, Mr. Donovic, we have an approving on the Regular. Anything else from Council?

Jolly I'll just say, just to address the sidewalk concern. So, this is actually something that would give us a little bit of momentum in regards to the sidewalk on the east side, where maybe we would get up to a point. Mark, could you scroll down a little bit so you can see further north?

Taormina You want to see further north?

Jolly Yeah. So, we could actually go all the way up to the street there. What street is that? So, if we can get sidewalk up to St. Marting, there. And then, you know, at some point extended a little bit further, and then jog over. And then I think the city has an interest in putting Greenmead at some point. But this kind of bites off a big chunk of that path. I don't think we would have sidewalks on both sides of Newburgh, because it would be it'd be a little rough for people, right in terms of adding the cost later on, but this will give us a good chunk in that direction. And then the city, I think we'd be more than willing to add the sidewalk in front of the Greenmead property, which would get you most of the way there. If that makes sense. I've ridden my bike there as well. And I know you have a personal concern. I've had my children ride their bikes through Greenmead up there and it's rough. It's a really rough ride and it's not all that safe to be honest with you either. So, just let you know there is an effort in that direction.

Taormina I just want to point something out. And this actually shows it pretty well. The next petition, the property we're talking about right now involves these three parcels right here, which the next petition involves the next two properties. And I know it's difficult to see, but there are three down here and two here. This northern limit, which is where the sidewalk would be built in connection with these petitions, does not form the connection with the sidewalk to the north. You'll see this, if you can see this magenta line, that denotes the subdivision property, so that sidewalk is still part of Willow Woods, it ended here at the subdivision line. So, there is a gap of a couple 100 feet between where this sidewalk ends and where the new sidewalk will be built. So, this is something that the city would have to handle. We would not expect the developer of this project to build that section of sidewalk but it is something that we can bring to the Bike-Walk Committee and see if we can get some funding for that.

Jolly That sounds great. Who's the owner of that property right now?

Taormina Are you talking about this residential parcel? Well, that's the Newburgh right-of-way, the City of Livonia owns that, its under our jurisdiction.

McCullough Mr. Donovic.

- Donovic I just wanted to clarify the city owns that parcel right there, so maybe we can apply some pressure on our City Engineer to get a sidewalk right there.
- McCullough Vice President.
- Ptashnik Thank you, Mr. Chair. I actually live in Fox Creek Meadows, which is the subdivision just east of this land, and my backyard kind of goes up to that, so, I'm very familiar with us. As the petitioner comes up, I just would want the issue of driveways of traffic flow, how that's going to be handled, to be discussed, and also, what we're looking at as far as the greenery that we're going to try to preserve as far as the trees and everything that is back there. So, I just want to make those points that of course, the sidewalks are a huge issue. If anyone's tried to walk through to the Greenmead Post Office or Greenmead itself. I walk my dog there and you're trudging through mud and no sidewalks. So, that'd be critical for me, as well. Thank you.
- McCullough Councilwoman Budzinski.
- Budzinski I agree with what my colleagues have said. Mark, do you know, what size the new homes are looking at, what the square footage is?
- Taormina I'm gonna let the applicant answer that question.
- McCullough I'm gonna bring our Petitioner up. Good evening, sir.
- Soave Good evening, everybody. Enrico Soave, 37771 Seven Mile Road, Suite C, Livonia.
- McCullough Good to see you, sir.
- Soave Likewise.
- McCullough Do you want to jump right in? I mean, you've kind of heard somebody's questions.
- Soave There are just a couple questions that keep on being asked over and over again, the easy ones are sidewalks and greenspace, tree preservation. Yes, there will be sidewalks, certainly. Knocking down trees, clearing the lots, the good news of this property, any infrastructure that needs to be brought in extension of the water main, which does not have to be here because of water main goes on that side all through Newburgh. So, there's some sanitary sewer that needs to be extended, all the utilities at the front yards. So, we're hopefully going to preserve all the trees and the rear yard, especially as a buffer between the new homes and older homes. So, I think we can preserve a lot of trees in the back. As Mr. Donovic said, trees cost money and that's not something that developers and builders like to do, are clear lots.

McCullough No, I appreciate that. And the one thing, are you opposed to maybe adding some more screening behind the homes? I think this is the easiest petition I've seen, you got sidewalks.

Soave I don't really think it's necessary. The homeowners can attest, there's a lot of full-grown pine trees back there.

McCullough I think you had everybody when you said, we'll have sidewalks.

Soave For the size of the homes, we're anticipating about 2,400 square foot colonials, three car garages. And then traffic flow. I think every one of them, all the drivers are going to be curb cuts off Newburgh Road, but for the actual future homeowners, there will be T-turnarounds inside the actual envelope, so they're not backing up into Newburgh. So, they'll be able to turn around to get in and out with enough egress, pulling in traffic or potentially causing an accident.

McCullough Vice President.

Ptashnik Thank you. So just kind of address that. So, we're looking at more like a side entry garage where they'll be able to pull in...

Soave These will be front entry garages.

Ptashnik But they'll still have to turn around?

Soave They can turn around as it gets closer to Newburgh, can be turned around.

Ptashnik Gotcha. Okay, because that's kind of a high traffic area. So, I just want to make sure we're not setting ourselves up.

Soave Don't forget, we got to sell these homes to make them comfortable with our product.

McCullough Well, thank you, Anything else from Council? So, we have an approving on the Regular, that'll be on May 20. And that will be the formal vote on the Regular. So, anybody that's listening if you'd like to join to see that. Thank you so much for answering some questions. My pleasure. Thank you. And with that, I'm going to close this item.

As there were no further questions or comments, the Public Hearing was declared closed at 7:20 p.m.

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MEMBERS PRESENT: Brandon McCullough, President
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Carrie Budzinski
Rob Donovic
Jim Jolly
Scott Morgan

MEMBERS ABSENT: Laura M. Toy

OTHERS PRESENT: Eric Goldstein, Assistant City Attorney
Mark Taormina, Planning and Economic Development Director
Sara Kasprovicz, Recording Secretary

The Public Hearing was called to order at 7:20 p.m. with Council President Brandon McCullough presiding. This item is regarding Petition 2024-03-01-03 submitted by TCM Development under Sections 13.13 and 13.15 of the Livonia Zoning Ordinance, as amended, requesting to rezone the properties at 19380 and 19384 Newburgh Road, located on the east side of Newburgh Road between Seven Mile Road and St. Martins Avenue in the Southwest $\frac{1}{4}$ of Section 5, from RUF (Rural Urban Farm) to N2 (Neighborhood).

This item will be moved to the Regular Meeting of **May 20, 2024**.

The Public Hearing is now open. There were approximately 11 persons in the audience.

McCullough Mr. Taormina, do you even need to touch on anything with that?

Taormina Just quickly. Again, the two parcels to the north, together, they comprise about just over one acre in size, it would be the same zoning classification, N2. In this case, there would be three parcels created. The two lots, on the south side of the parcels, will be 70 feet. Again, they're taking a portion of this property, adding nine feet from the property to the south to create that 6th 70-foot lot, if you will, and then set 7, 8 and 9. 7 would be a 70-foot lot, eight would be 70 feet. And then what we discussed with the petitioners is taking this northern parcel and keeping this as wide as possible. There is some drainage here, there is a drainage creek that runs along the north side on the property to the north. So, it's in their best interest to make this lot as wide as possible to be able to work with those challenging grades that are on the north side. And there are several trees

along here too, that would be protected as a result of shifting that building envelope as far south as possible along that northern most lot.

McCullough I'll just preface with the audience. This is more of a formality with having two items. If you would like to speak on this, now would be the time. Seeing none, I'll open up the Council. Mr. Jolly.

Jolly Thank you, Mr. President. I'll offering an approving. Like I said earlier, this is, I'm glad to see these lots being developed residential, I suppose. A blessing for the community and everybody around there specifically.

McCullough I think it's a great plan. And thanks again. I know we're nearly built out but again, to the residents and the petitioners. If you had to add a sidewalk, you're probably like, that's easy. Thank you all for coming out. Council. Do we have anything further?

Morgan All right. Quick question. For the petitioner? Are these homes going to be similar to the ones that are being built to the south or are they going to be a different style?

Yaldo Yes, that's the plan.

Morgan Okay.

McCullough We have an approving on the Regular. I'm going to close the meeting at 7:23.

As there were no further questions or comments, the Public Hearing was declared closed at 7:23 p.m.